

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Washington Street, 145 ft.
+/- from c/l Broad Rd. * ZONING COMMISSIONER
104 Washington Street
8th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Legal Owner: Joan Covahey * Case No. 99-25-A
Contract Purchaser:
Bebe George, Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 104 Washington Street in Timonium. The Petition was filed by Joan K. Covahey, property owner, and Bebe George, Contract Purchaser. As originally filed, variance relief was requested from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (BCZR) to allow a lot width of 60 ft. in lieu of the required 70 ft., a sum of side yards of 20 ft. in lieu of the required 25 ft., and side yard setbacks of 8 ft. in lieu of the required 10 ft. In addition, the Petition generally seeks approval of an undersized lot, pursuant to Section 304 of the BCZR and any other variances which may be deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit #1.

Following the required posting and advertising of the property, the matter was duly set for public hearing. At that hearing, the Petitioners, Joan K. Covahey and Bebe George, Esquire, appeared and presented testimony. Also appearing were two neighbors from the vicinity, James E. Cullen and Mary E. Ekhardt.

Testimony and evidence presented was that the subject property is approximately .165 acres in area, zoned D.R.3.5. The property is located in the Timonium Heights subdivision, a residential community located near the Maryland State Fairgrounds in Timonium. The lot is 60 ft. wide and

FILED
1/10/98
J. J. Hark

approximately 120 ft. deep. The property has frontage on Washington Street, not far from that road's intersection with Broad Avenue. The rear of the property abuts an alley. Presently, the property is unimproved.

The property is presently owned by Joan K. Covahey. Ms. Covahey owns the adjacent property on which a dwelling is located known as 106 Washington Street. She is under contract to sell the subject property to Ms. George. Ms. George proposes constructing a single family dwelling thereon. The site plan shows that the proposed building envelope will not exceed 30 ft. in depth and 40 ft. in width.

Variance relief is requested to approve an undersized lot. Specifically, the lot is only 60 ft. in width, which is less than the 70 ft. required in the D.R.3.5 zone. The site plan also shows side yard setbacks of 10 ft. will be maintained, for total side yards of 20 ft., in lieu of the required 25 ft. As originally filed, relief was also requested to approve 8 ft. individual side yard setbacks. However, in that the plan shows that the building will be a maximum of 40 ft. wide, 10 ft. can be maintained on each side. Thus, this portion of the zoning variance request will be dismissed, in that same is not necessary.

The regulations permit development of undersize lots by right, pursuant to Section 304. That is, if the property owner can demonstrate that he/she meets all of the requirements of Section 304 of the BCZR, a single family dwelling can be constructed without a public hearing. In this case, however, compliance is not possible with the provisions of Section 304. Specifically, that section requires that the Petitioner own no adjacent property. In that the co-Petitioner, Joan K. Covahey, owns the adjacent lot, the requirements of Section 304 are not satisfied.

Variance relief can be obtained, however, through Section 307 of the BCZR. That section permits the Petitioner to develop an undersized lot if

ORDERED FOR FILING
Date 9/18/98
By M. H. [Signature]

he/she demonstrates that a practical difficulty would be suffered if relief were denied and that relief can be granted without detriment to the surrounding locale. In this regard, I am persuaded that the Petitioners have met their burden. In my judgement, a practical difficulty would be sustained if relief were denied; to wit, the permitted residential development of the property would not be allowed. Moreover, the lot can be developed without detrimental impact to the surrounding locale. In sum, I concur with the assessment of the Office of Planning. Within its Zoning Plans Advisory Committee (ZAC) comment, that office opined, ". . . that the proposed split foyer is compatible with other homes situated along Washington Street. . . ". The Office of Planning also noted its support for improvement of undeveloped lots and residential properties, provided that the improvements are compatible with the built environment.

The neighbors present did not appear in opposition, per se. Their primary concern related to existing parking in the community. It was indicated that most of the dwellings in this community provide off-street parking through driveways and/or garages. In this regard, it seems appropriate to require that the Petitioners construct a driveway to provide off-street parking. I will not mandate the configuration or size of the driveway, believing that same is more properly reserved to the property owner. However, a driveway of sufficient size to provide parking for, at least, two automobiles is appropriate. Construction of the driveway in that manner would provide sufficient off-street parking. It is also to be noted that the property is to be used exclusively for residential purposes. There is no Petition before me requesting relief to permit any office use. Therefore, the structure may be used only as a dwelling.

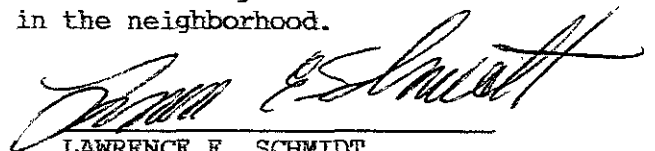
9/10/98
By [Signature]
Date [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of September 1998 that a variance from Section Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a lot width of 60 ft., in lieu of the required 70 ft., and a sum of side yards of 20 ft., in lieu of the required 25 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow side yard setbacks of 8 ft., in lieu of the required 10 ft., be and is hereby DISMISSED AS MOOT, all subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall construct a driveway on the site so as to provide off-street parking for, at least, two automobiles.
3. Elevation drawings shall be submitted to the Office of Planning for review and approval to ensure that the proposed house will be compatible with the existing dwellings in the neighborhood.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING
Date 9/10/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 9, 1998

Bebe George, Esquire
7 Lincoln Street
Timonium, Maryland 21093

Joan K. Covahey
106 Washington street
Timonium, Maryland 21093

RE: Case No. 99-25-A
Petition for Zoning Variance
Location: 104 Washington Street

Dear Ms. George and Ms. Covahey:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: Mr. Richard A. Rader, Reg. Land Surveyor
38 Belfast Road
Timonium, Md. 21093
- c: Mr. James E. Cullen
105 Washington Street
Timonium, Maryland 21093
- c: Ms. Mary Eckhart
101 Washington Street
Timonium, Maryland 21093





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

104 WASHINGTON STREET
TIMONIUM, MARYLAND 21093

which is presently zoned

DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 AND 304 (BCZR) *B.S.*

60 FT. IN LIEU OF THE REQUIRED 70 FT. - THE SUM OF SIDE YARDS OF 20 FT. IN LIEU OF THE REQUIRED 25 FT. AND SIDE YARDS OF 8 FT. IN LIEU OF THE REQUIRED 10 FT. AND TO APPROVE AN UNDERSIZED LOT PER SEC. 304 (BCZR) WITH ANY OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER *ER.*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THE UNIQUENESS AND PECULIARITY OF THE PROPERTY CAUSES THE ZONING PROVISIONS TO IMPACT DISPROPORTIONATELY UPON THE PROPERTY.

PRACTICAL DIFFICULTY AND UNREASONABLE HARDSHIP RESULT FROM THE DISPROPORTIONATE IMPACT OF THE PROVISIONS OF THE ZONING REGULATIONS CAUSED BY THE PROPERTY'S UNIQUENESS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

BEBE GEORGE

(Type or Print Name)

Signature

7 LINCOLN STREET

Address

TIMONIUM, MARYLAND

City

State

21093

Zipcode

PHONE: (410) 252-3163

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

JOAN KATHLEEN COVAHEY

(Type or Print Name)

Signature

(Type or Print Name)

Signature

106 WASHINGTON STREET (410) 561-1712

Address

Phone No.

TIMONIUM, MARYLAND

City

State

21093

Zipcode

Name, Address and phone number of representative to be contacted.

RICHARD A. RADER

REGISTERED LAND SURVEYOR

38 BELFAST ROAD

(410) 252-2920

TIMONIUM, MARYLAND 21093

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: *RT*

DATE

7-16-98

ITEM# 25



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

99-25-A

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 25
No. 056194

DATE 7-16-98 ACCOUNT 001-6150
010-RV AMOUNT \$ 50.00

RECEIVED FROM: BEBE GEORGE

FOR: RV & UNDERSEED LOT
104 WASHINGTON STREET
99-25-A Reg 1

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
7/16/1998 7/16/1998 11:25:27
REQ W502 CASHIER JRIC JMR DEANER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 053249
CR NO. 056194

50.00 CHECK
Baltimore County, Maryland

99-25-A

CASHIER'S VALIDATION

A-25-PP

LEO W. RADER
REGISTERED PROFESSIONAL SURVEYORS
ESTABLISHED IN 1948

**HYDROGRAPHY
TOPOGRAPHY
GEODESY**

**SUBDIVISION ENGINEERING
TITLE SURVEYS
LAND PLANNING**

38 Belfast Road - Timonium, Maryland 21093

**Phone: (410) 252-2920
Fax: (410) 252-2920 or (410) 252-4115**

**ZONING DESCRIPTION FOR
104 WASHINGTON STREET
June 27, 1998**

Beginning at a point on the north side of Washington Street, 30 feet wide at the distance of 145 feet from the centerline of Broad Avenue, 40 feet wide. Being lots 7, 8, and 9, Section "P", "Timonium Heights, recorded among the Land Records of Baltimore County in Plat Book No. 5, Folio 82, containing 7,200 square feet. Also known as 104 Washington Street and located in the 8th Election District, 4th Councilmanic District.



Richard Rader

ITEM# 25
99-25-A

A-25-PP

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in 1042 sqm. Maryland on the property identified herein as follows:

Case: 439-25-A
104 Washington Street
185 Washington Street, 145' +/- W from centerline Broad Road

8th Election District
4th Courthouse District
Legal Owners:
Joan Kathleen Crowley
Contract Purchaser:
Bela George

Variance: to permit a lot width of 60 feet in lieu of the required 70 feet; to permit the surp of side yards of 20 feet in lieu of the required 25 feet and side yards of 8 feet in lieu of the required 10 feet; and to approve an undersized lot with any other variances deemed necessary by the zoning commission.

Hearing: Monday, August 31, 1998 at 9:00 a.m., in Room 407, County Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, please Call (410) 887-3391.

8/137 Aug 13 0260827

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/13/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/13/, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE. Case No. 99-25-A

Petitioner/Developer: COVANEY, ETAL
C/O BEBE GEORGE, ESQ

Date of Hearing/Closing 8/31/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 104 WASHINGTON ST.

The sign(s) were posted on

8/16/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/20/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

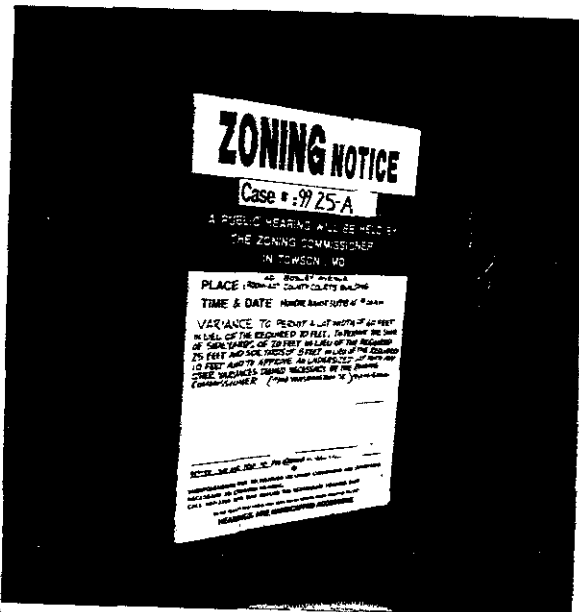
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



99-25-A
WASHINGTON AV
COVANEY
H. 8/31/98

RE: PETITION FOR VARIANCE
104 Washington Street, N/S Washington St, 145' +/-
from c/l Broad Rd, 8th Election District, 4th
Councilmanic

Legal Owners: Joan Kathleen Covahey
Contract Purchaser: Bebe George

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-25-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Richard A. Rader, 38 Belfast Road, Timonium, MD 21093, representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 28, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-25-A
104 Washington Street
N/S Washington Street, 145' +/- W from centerline Broad Road
8th Election District - 4th Councilmanic District
Legal Owner: Joan Kathleen Covahey
Contract Purchaser: Bebe George

Variance to permit a lot width of 60 feet in lieu of the required 70 feet; to permit the sum of side yards of 20 feet in lieu of the required 25 feet and side yards of 8 feet in lieu of the required 10 feet; and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, August 31, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the letters "SJR" written below it.

Arnold Jablon
Director

c: Richard A. Rader
Joan Kathleen Covahey
Bebe George

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 16, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
August 13, 1998 Issue - Jeffersonian

Please forward billing to:

Bebe George
7 Lincoln Street
Timonium, MD 21093

410-252-3163

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-25-A

104 Washington Street

N/S Washington Street, 145' +/- W from centerline Broad Road


8th Election District - 4th Councilmanic District

Legal Owner: Joan Kathleen Covahey

Contract Purchaser: Bebe George

Variance to permit a lot width of 60 feet in lieu of the required 70 feet; to permit the sum of side yards of 20 feet in lieu of the required 25 feet and side yards of 8 feet in lieu of the required 10 feet; and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, August 31, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: # 25

Petitioner: JOAN KATHLEEN COVAHEY

Location: 104 WASHINGTON STREET; TIMONIUM, MARYLAND 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BEBE GEORGE

ADDRESS: 7 LINCOLN STREET

TIMONIUM, MARYLAND 21093

PHONE NUMBER: 410-252-3163

AJ:ggs

(Revised 09/24/96)



99-25-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM# 25

ZONING NOTICE

Case No.: 99-25 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: PETITION FOR VARIANCE TO APPROVE A
LOT WIDTH OF 60 FT IN LIEU OF THE REQUIRED 70 FT,
THE SUM OF SIDE YARDS OF 20 FT. IN LIEU OF THE
REQUIRED 25 FT, SIDE YARD OF 8 FT IN LIEU OF
REQUIRED 10 FT. AND TO APPROVE AN UNDERSIZED
LOT PER SEC. 305 (BCZR) WITH ANY OTHER
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM HEARING CALL 887-3391.

VARIANCES DEEMED NECESSARY BY THE

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
ZONING COMMISSIONER,
HANDICAPPED ACCESSIBLE

INTEROFFICE CORRESPONDENCE

Date: August 10, 1998

SUBJECT: Zoning Advisory Committee Meeting
for August 3, 1998
Item No. 025

cc: File

ZONE0803.025



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

July 31, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 27, 1998

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

019, 021, 023, (025), 029, and 030

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 7/27/98

DATE: 7/27/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 19 24
20 (25)
21
22

RBS:sp

BRUCE2/DEPRM/TXTS8P



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-24-97
Item No. 025 RT

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: July 29, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 104 Washington Street

INFORMATION

Item Number: 25

Petitioner: Joan Kathleen Covahey

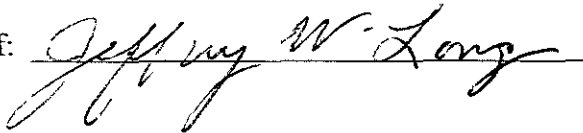
Zoning: DR 3.5

Requested Action: Variance

Summary of Recommendations:

The Office of Planning supports the improvement of undeveloped lots for residential purposes in the community of West Timonium Heights providing that such improvements are compatible with the built environment. Information contained in the Undersized Lot submission indicates that the proposed split foyer is compatible with other homes situated along Washington Street; therefore, staff supports the applicant's request.

Section Chief:



AFK/JL

TO: Director, Office of Planning & Community Conservation
 Attn: Ervin McDaniel
 County Courts Bldg, Rm 406
 401 Bosley Av
 Towson, MD 21204

JUL 27 1998
 OFFICE OF PLANNING

B Permit Number

Item # 25

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ **BEBE GEORGE** 7 LINCOLN STREET, TIMONIUM, MD 21093 (410) 252-3163
Print Name of Applicant Address Telephone Number

☒ **Lot Address** 104 WASHINGTON STREET Election District 8th Council District 4th Square Feet 7,560
 TIMONIUM, MARYLAND 21093

Lot Location: N ~~E~~ W / side / corner of WASHINGTON ST. 54 feet from N ~~E~~ W corner of BROAD AVENUE
(street) (street)

Land Owner Joan Kathleen Covahy Tax Account Number 08-03-047954 &
 JOAN KATHLEEN COVAHEY 08-03-047953
Address 106 WASHINGTON STREET Telephone Number (410) 561-1712
 TIMONIUM, MARYLAND 21093

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
 Codes 030 & 080 (\$85)

Accepted by _____
 ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ **Approval** ☐ **Disapproval** ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Jeffrey W. Long
 for the Director, Office of Planning & Community Conservation

Date: 7/29/98

SCHEDULE D DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by REG. TANGUILIC on JULY 16, 1998.
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE JULY 28 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) AUG. 11 C (B-3 Work Days)

TENTATIVE DECISION DATE AUG 14 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____

Signature

Number of Signs: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

Permit Number

OFFICE OF PLANNING

ITEM # 25
8/12/98

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BEBE GEORGE 7 LINCOLN STREET, TIMONIUM, MD 21093 (410) 252-3163
Print Name of Applicant Address Telephone Number

☒ Lot Address 104 WASHINGTON STREET Election District 8th Council District 4th Square Feet 7,560
TIMONIUM, MARYLAND 21093

Lot Location: N 1/4 W / side / corner of WASHINGTON ST. 54 feet from N 1/4 W corner of BROAD AVENUE
(street) (street)

Land Owner Joan Kathleen Covahy Tax Account Number 08-03-047954 &
JOAN KATHLEEN COVAHEY 08-03-047953
Address 106 WASHINGTON STREET Telephone Number (410) 561-1712
TIMONIUM, MARYLAND 21093

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date:

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BEBE GEORGE, ESQ.

7 LINCOLN ST

CONTRACT PURCHASER

TIMONIUM, MD. 21043

JOAN R. COVAHEY

106 WASHINGTON ST.

106 WASHINGTON ST.

TIMONIUM, MD. 21093

TIMONIUM, MD. 21093



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

JAMES F. Cullen
Mary Eckhart
1017 Washington St
Timonium, Md 21093

105 Washington St.
Timonium, MD 21093





Bebe George
ATTORNEY AT LAW
CHARTERED

7 LINCOLN STREET
TIMONIUM, MARYLAND 21093

ITEM # 25

410 252-3163
FAX: 410 252-7070

MEET

N 58.000

BM-CCC

OR-1

PADONIA

36-51-A

OR-1

RO

OR-3.8

STRE

DENNIS

SE

ANE

SITE 7

ML-1M

WASHINGTON

LINCOLN ST

99-25-A

ITEM # 25

MAP NW 15-A

1996 COMPREHENSIVE

ADDITIONAL

1"=200'

Plat to accompany Petition for Zoning

☒ Variance

☐ Special Hearing

PROPERTY ADDRESS: 104 WASHINGTON STREET

Subdivision name: "TIMONIUM HEIGHTS"

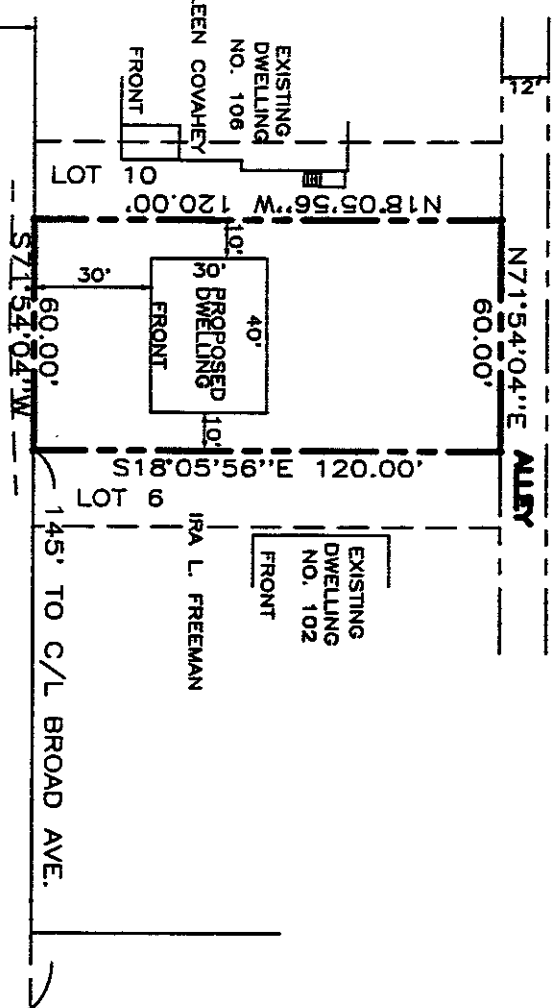
plat book # 5, folio # 82, lot # 7, 8, 9, section # "P"

OWNER: JOAN KATHLEEN COVAHEY

CONTRACT PURCHASER: BEBE GEORGE

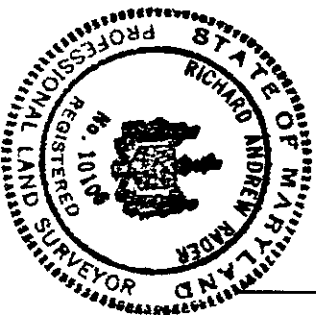
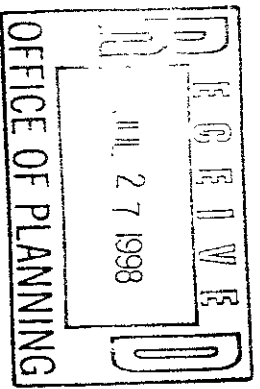
WASHINGTON STREET
(30' R/W, 19' PAVING)

BROAD AVENUE



Bebe George

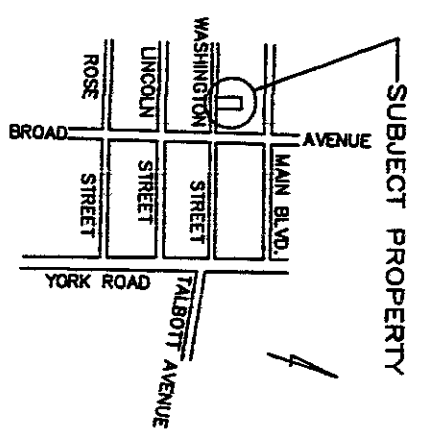
North
date: JUNE 10, 1998
prepared by:



LEO W. RADER
REGISTERED LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD 21093
PHONE: (410) 252-2920

Scale of Drawing: 1" = 50'

Richard Rader



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 4

Election District: 8

1"=200' scale map # NW 15-A

Zoning DR 3.5

Lot size: 0.165 acreage 7200 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ Yes ☒ No
Prior Zoning Hearings: NONE

Zoning Office USE ONLY
reviewed by: ITEM # CASE #

RT 25

